

Dear Chairman Deshotel and Committee Members,

I write this letter to urge my strong support for HB2989, as it represents a return to responsible land use and growth policy. Should this bill not be passed, Texas risks doing grave harm to communities across the state including loss of local control, continued degradation of property rights, and stifling economic growth and job creation. In addition, local communities will face significant hurdles in terms of adjusting their land use and zoning policies to best meet the need of local constituents and improve neighborhood character, while threatening quality of life for homeowners and stakeholders alike.

As a community revitalization strategist with significant experience in commercial real estate and development, this bill will clarify essential issues to enable local municipalities to constructively engage in proactive and community-responsive planning efforts. I write to you as an individual and business owner, although I am active in a number of real estate organizations including council and board positions at the Urban Land Institute and the Congress for the New Urbanism, North Texas Chapter.

I recognize there is some concern about the bill as presented. After studying the issue, it appears these concerns are almost entirely unfounded, if understandable. In short, this bill will in no way deny the rights of home and property owners to be properly notified of any upcoming comprehensive zoning changes. In fact, this bill will clarify the process in a manner to ensure proper notification, but in a manner that doesn't make it prohibitive if not impossible for municipalities to undertake comprehensive land use efforts.

In my professional experience as a subject matter expert on community driven revitalization, I believe we should encourage comprehensive efforts that provide for fair and equitable land use while enabling communities to evolve with the times to meet changing market conditions and population growth trends in a way that preserves their quality of life. Should this bill not pass, we run the risk of impeding such efforts with significant potential for drastic negative impacts to our local and state economies, and quality of life.

As such, I strong support this legislation, and hope the legislature embraces the need to clarify the current laws on the books in a manner that protects our communities by retaining the long held practice of appropriate notification for comprehensive rezoning, but through a process that does not bind the hands of those elected at the local level to shepherd their communities toward a more prosperous future.

Sincerely,

Brandon A. Palanker

President and Founder, 3BL Strategies



3BL Strategies LLC
1801 N. Pearl Street Suite 213
Dallas, TX 75201
516-445-4473